

RIGHT-OF-WAY
(TITLE 30)

TORINO AVE/JENSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0405-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON a portion of a right-of-way being Jenson Street located between Ford Avenue and Torino Avenue and a portion of right-of-way being Torino Avenue located between Jenson Street and Conquistador Street (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-401-004; 176-18-496-005; 176-18-499-001

LAND USE PLAN:

ENTERPRISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of two, 30 foot wide portions of right-of-way being Jenson Street and Torino Avenue. The portion of Torino Avenue begins at the intersection with Jenson Street and extends to the west approximately 320 feet, while the portion of Jenson Street being vacated starts at the intersection with Torino Avenue and extends northerly approximately 600 feet. The applicant states that the area to be vacated is encumbered by a drainage facility, thus the right-of-way will not be utilized.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
East	Public Facilities & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155